

STRATA PLAN OF LOT 5 OF LOT 2
BLOCK 15 DISTRICT LOT 526 PLAN 3187

STRATA PLAN EPS3267

CITY OF VANCOUVER
BCGS 92G.025



SCALE 1:200 DISTANCES ARE IN METRES
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:200.

INTEGRATED SURVEY AREA No. 31
VANCOUVER, NAD83 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.99959325.

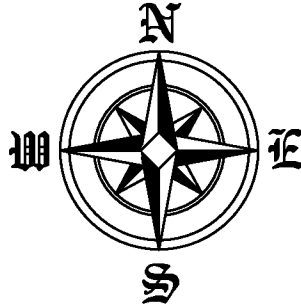
LEGEND:

GRID BEARINGS ARE DERIVED FROM PLAN EPP28001

- DENOTES LEAD PLUG PLACED
- DENOTES LEAD PLUG FOUND
- DENOTES IRON POST FOUND
- m2 DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- Ⓢ DENOTES COMMON PROPERTY
- Ⓢ LCR DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ LCC DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 11-12
- Ⓢ E DENOTES ELECTRICAL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ M DENOTES MECHANICAL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ V DENOTES VESTIBULE BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ S DENOTES STAIRS BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ D DENOTES DUCT BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ EL DENOTES ELEVATOR BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOTS 1-10
- Ⓢ P-1 DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- Ⓢ D-2 DENOTES DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 2 (TYPICAL)
- Ⓢ PS-1 DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
- L-1 DENOTES LOCKER BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 16th DAY OF NOVEMBER, 2015
JESSE MORIN, BCLS (880)
ECR#: 180963

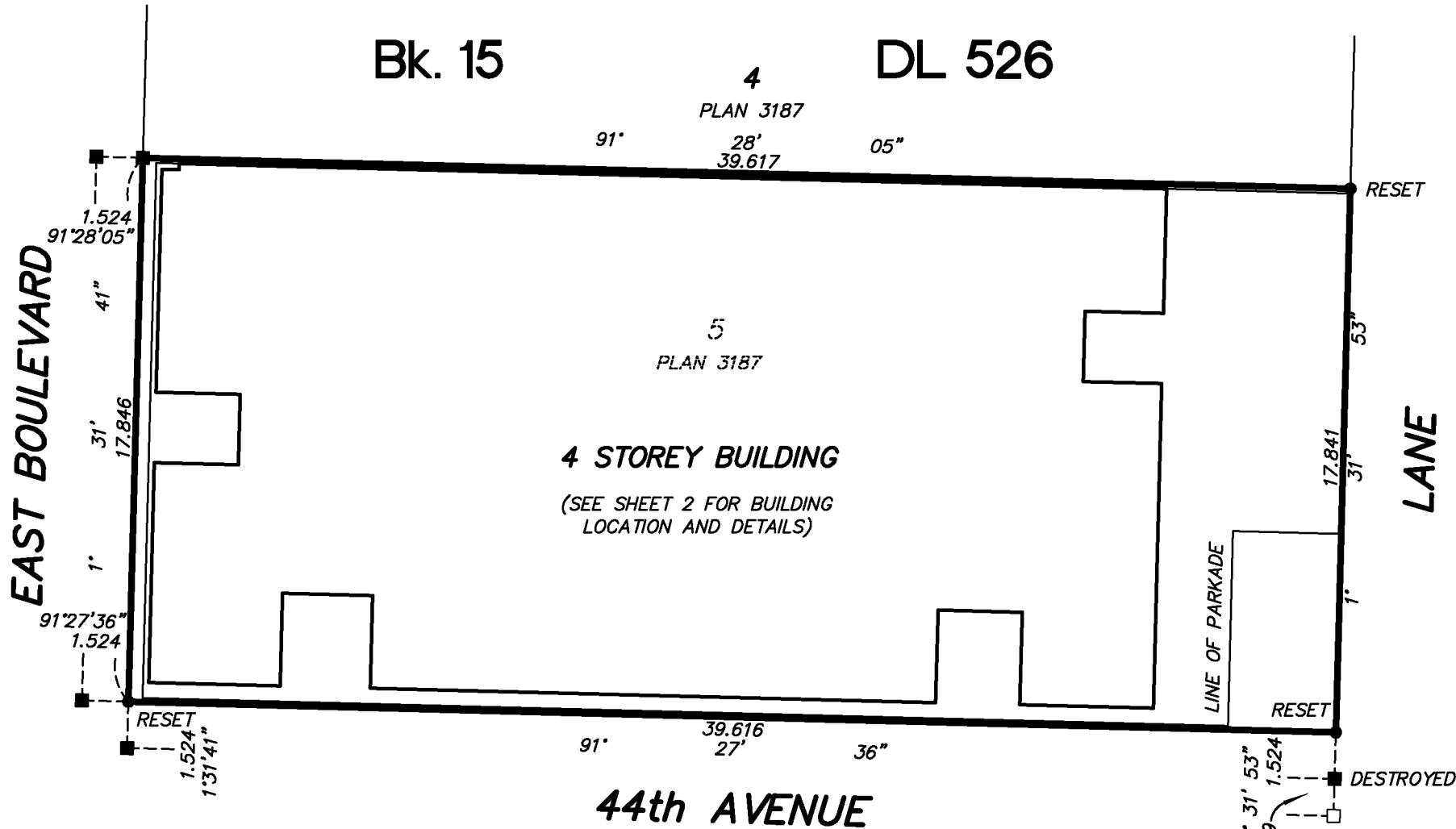
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



'ELLIS'

CIVIC ADDRESS:

2095 WEST 44th AVENUE
VANCOUVER, B.C.



THE BUILDING INCLUDED IN THIS STRATA
PLAN HAS NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDING SHOWN HEREON IS WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS
THE SUBJECT OF THE STRATA PLAN

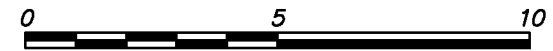
BUTLER
SUNDVICK

4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611

File: 4496\Final Strata
Dwg: 4496-FS

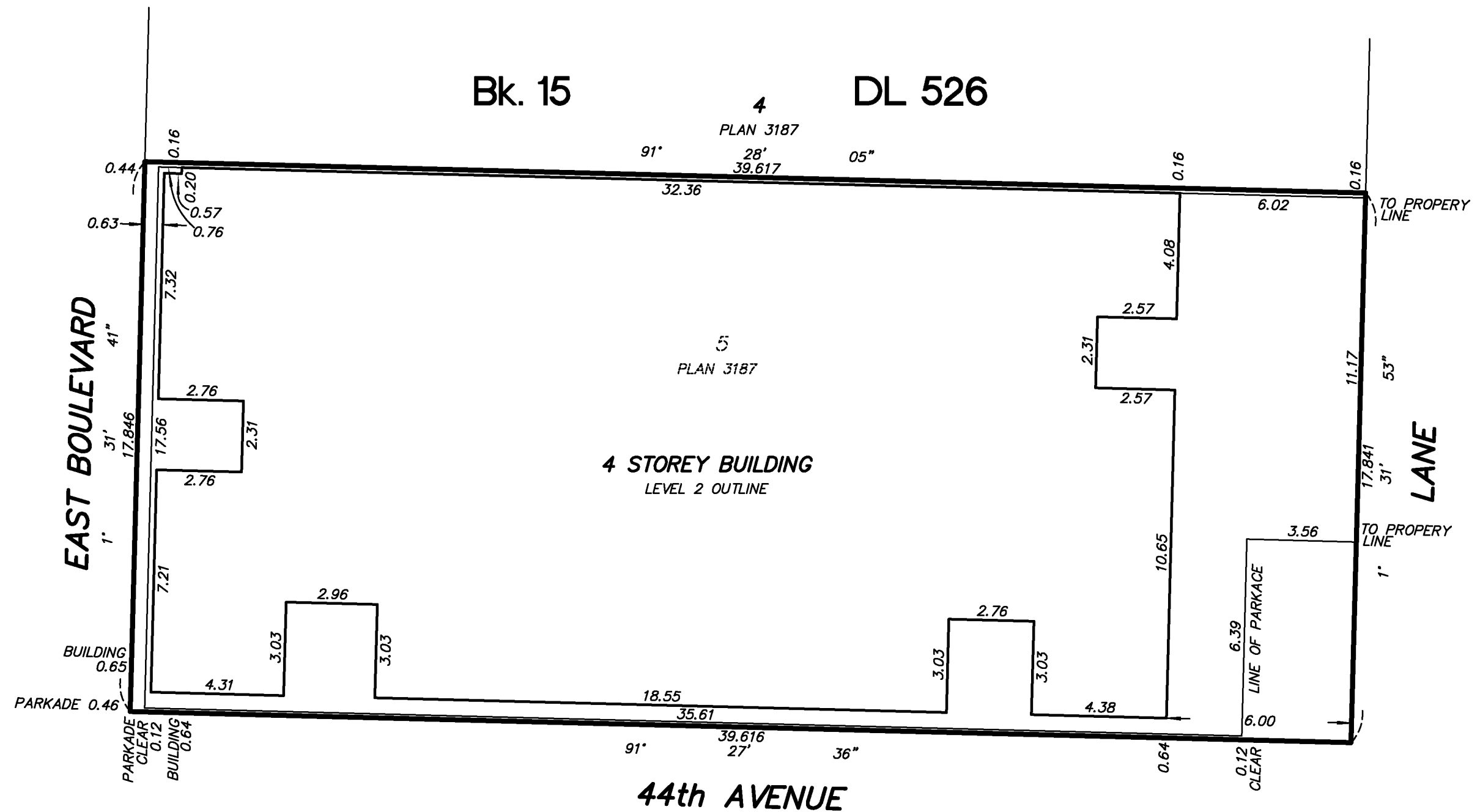
BUILDING LOCATION AND DETAILS

STRATA PLAN EPS3267



SCALE 1:150 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:150.



**BUTLER
SUNDVICK**

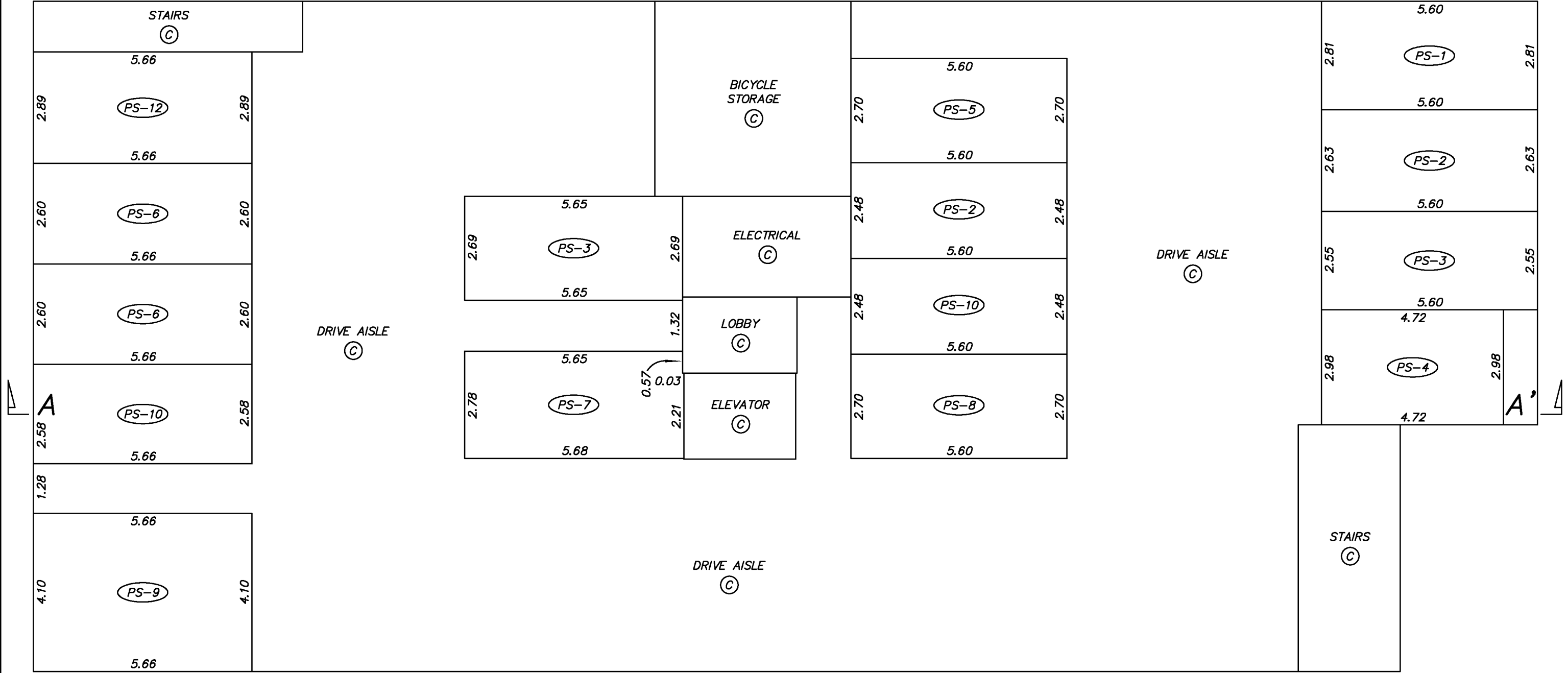
JESSE MORIN, BCLS
Date: NOVEMBER 19, 2015
File: 4496\Strata\Final
Dwg: 4496-FS

PARKADE

STRATA PLAN EPS3267



SCALE 1 : 100 DISTANCES ARE IN METRES
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IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:100.



AMENDED SHEET 3A OF 8 SHEETS

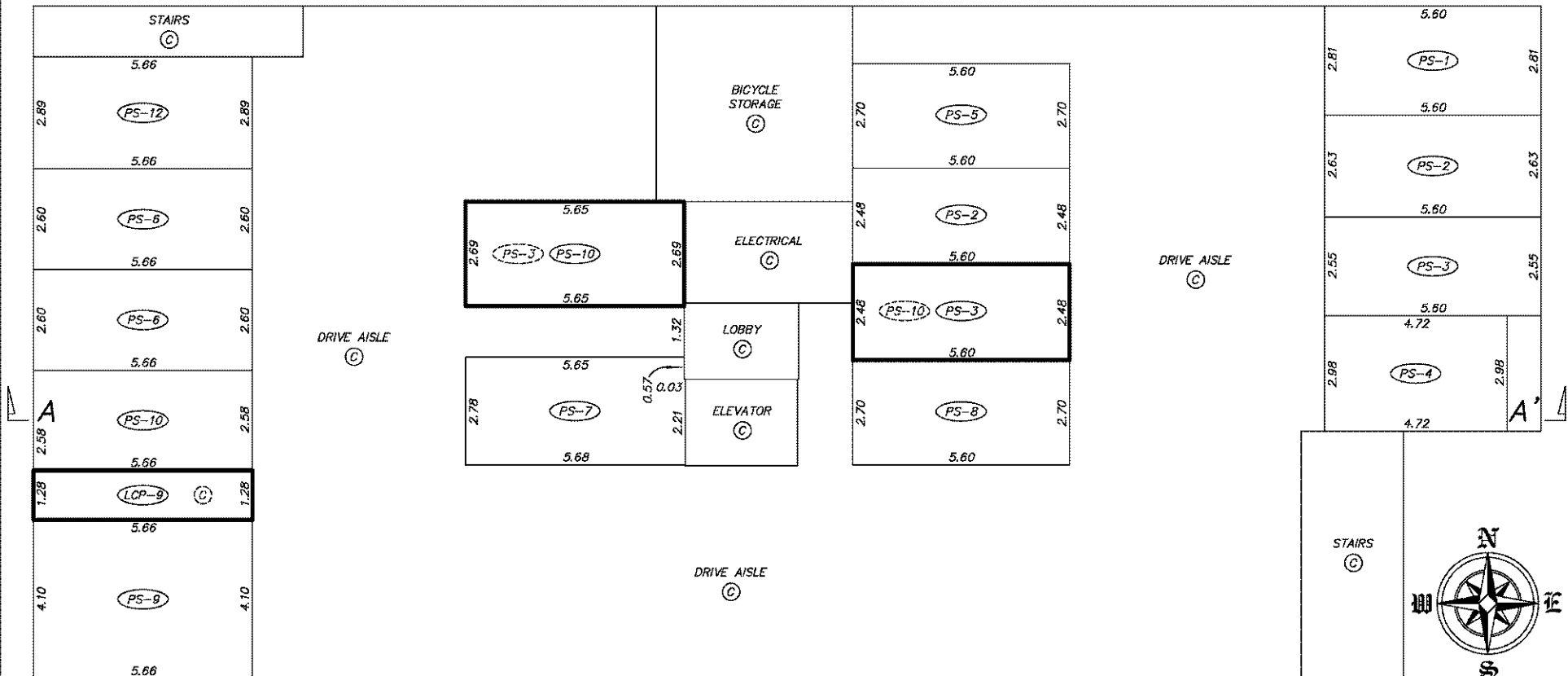
EXPLANATORY PLAN AMENDING STRATA PLAN EPS3267 TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOTS 3 AND 10 AND DESIGNATE LIMITED COMMON PROPERTY FOR STRATA LOTS 3, 9, AND 10 DISTRICT LOT 526 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3267

PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT
CITY OF VANCOUVER

BCGS 926.025

0 5 10
SCALE 1 : 100 DISTANCES ARE IN METRES
THE INTENDED PLOT SCALE OF THIS PLAN IS 432 mm
IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
PLOTTED AT A SCALE OF 1:100.

STRATA PLAN EPS3267



THE PLAN IS BASED ON THE FOLLOWING LAND TITLE
AND SURVEY AUTHORITY OF BC RECORDS:
STRATA PLAN EPS3267
JESSE MORIN, BCLS (880)
7th DAY OF MARCH, 2016.
ECR#184333

CIVIC ADDRESS:
2095 WEST 44th AVENUE
VANCOUVER, B.C.

LEGEND:
 (C) DENOTES COMMON PROPERTY
 (PS-1) DENOTES PARKING STALL BEING LIMITED COMMON PROPERTY
 FOR THE EXCLUSIVE USE OF STRATA LOT 1 (TYPICAL)
 (LCP-9) DENOTES LIMITED COMMON PROPERTY
 FOR THE EXCLUSIVE USE OF STRATA LOT 9

PARKADE

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

**BUTLER
SUNDVICK**
4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604-513-9611
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Dwg: 4496-FS-AMD

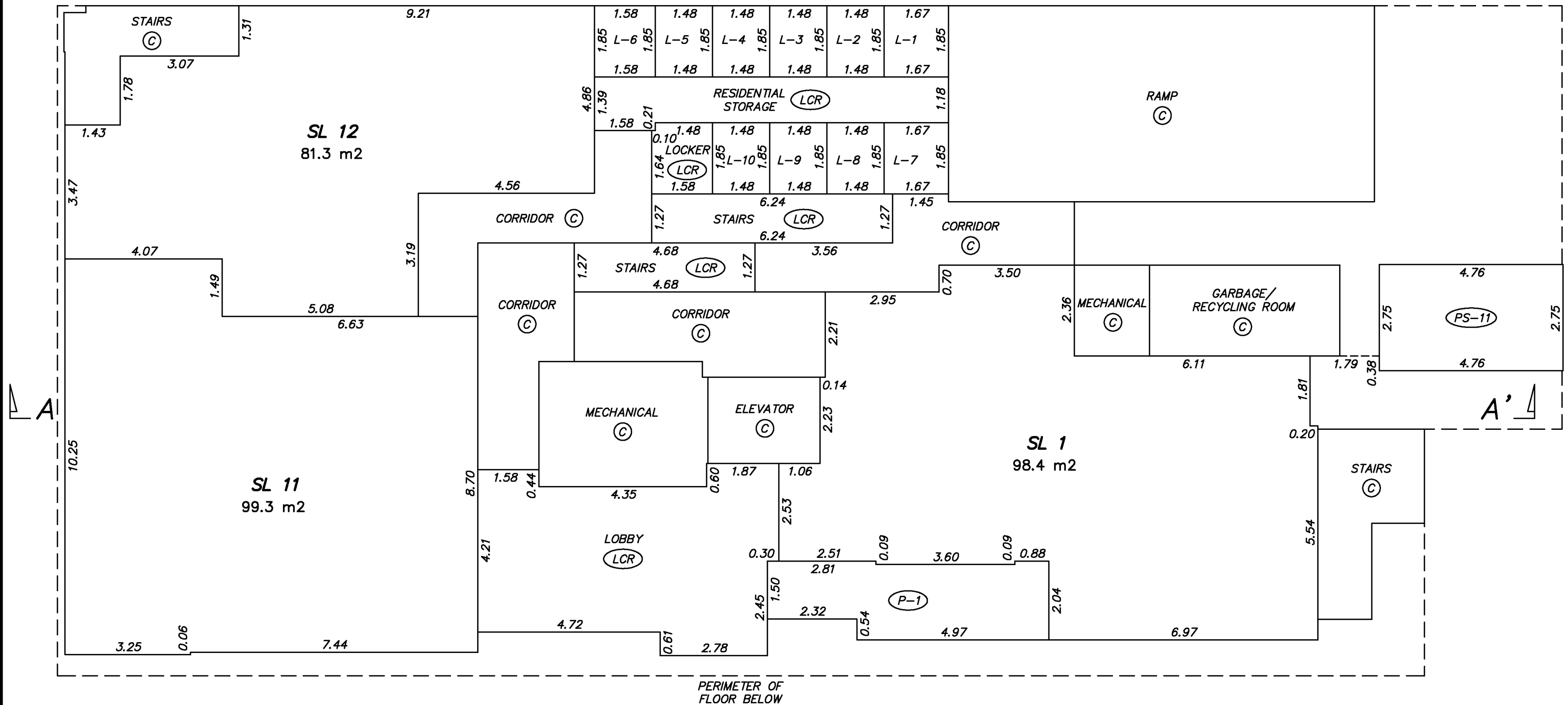
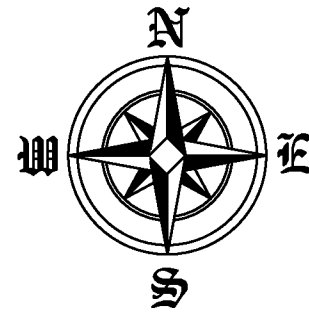
GROUND FLOOR

STRATA PLAN EPS3267



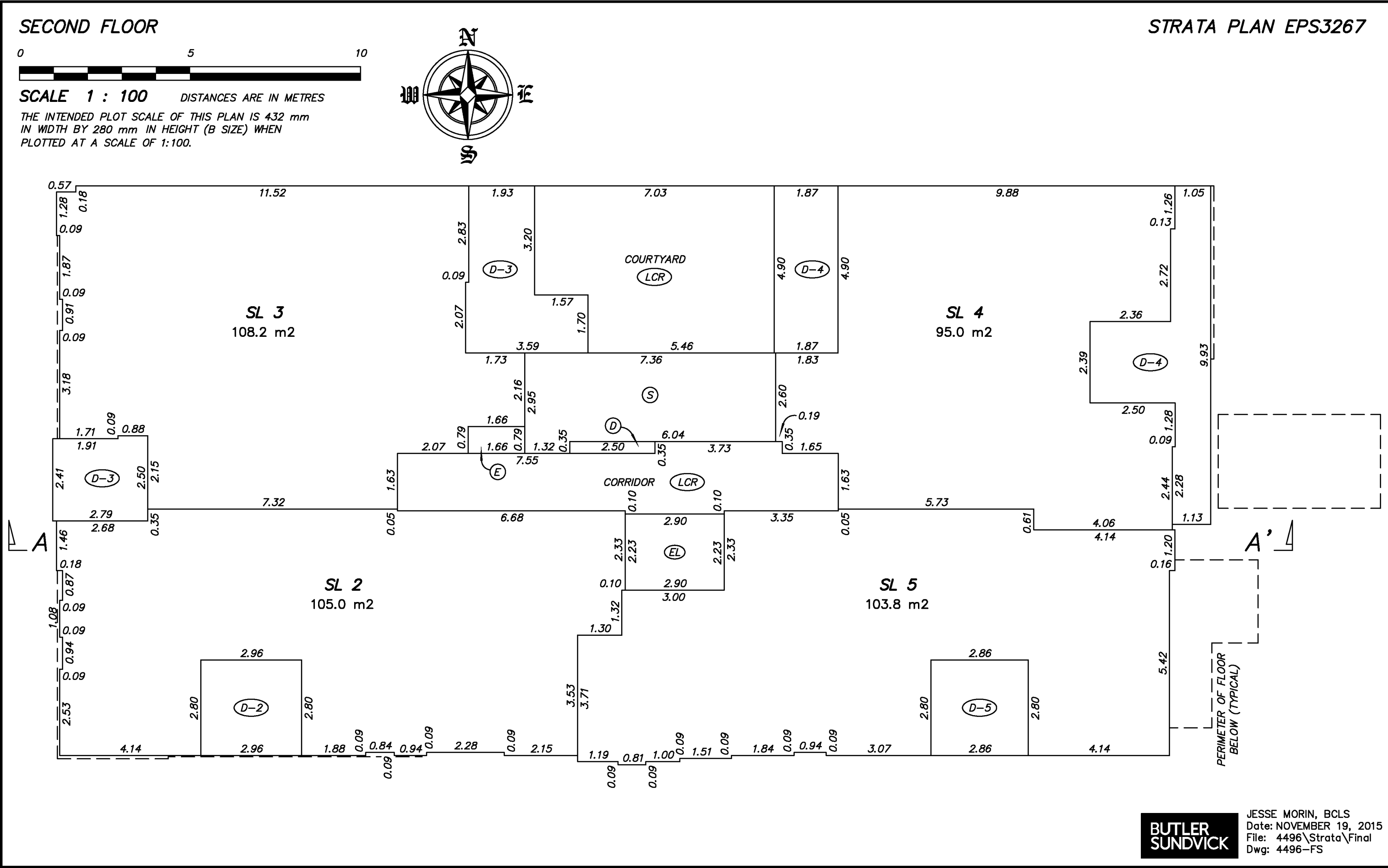
SCALE 1 : 100 *DISTANCES ARE IN METRES*

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PLOTTED AT A SCALE OF 1:100.



**BUTLER
SUNDVICK**

JESSE MORIN, BCLS
Date: NOVEMBER 19, 2015
File: 4496\Strata\Final
Dwg: 4496-FS



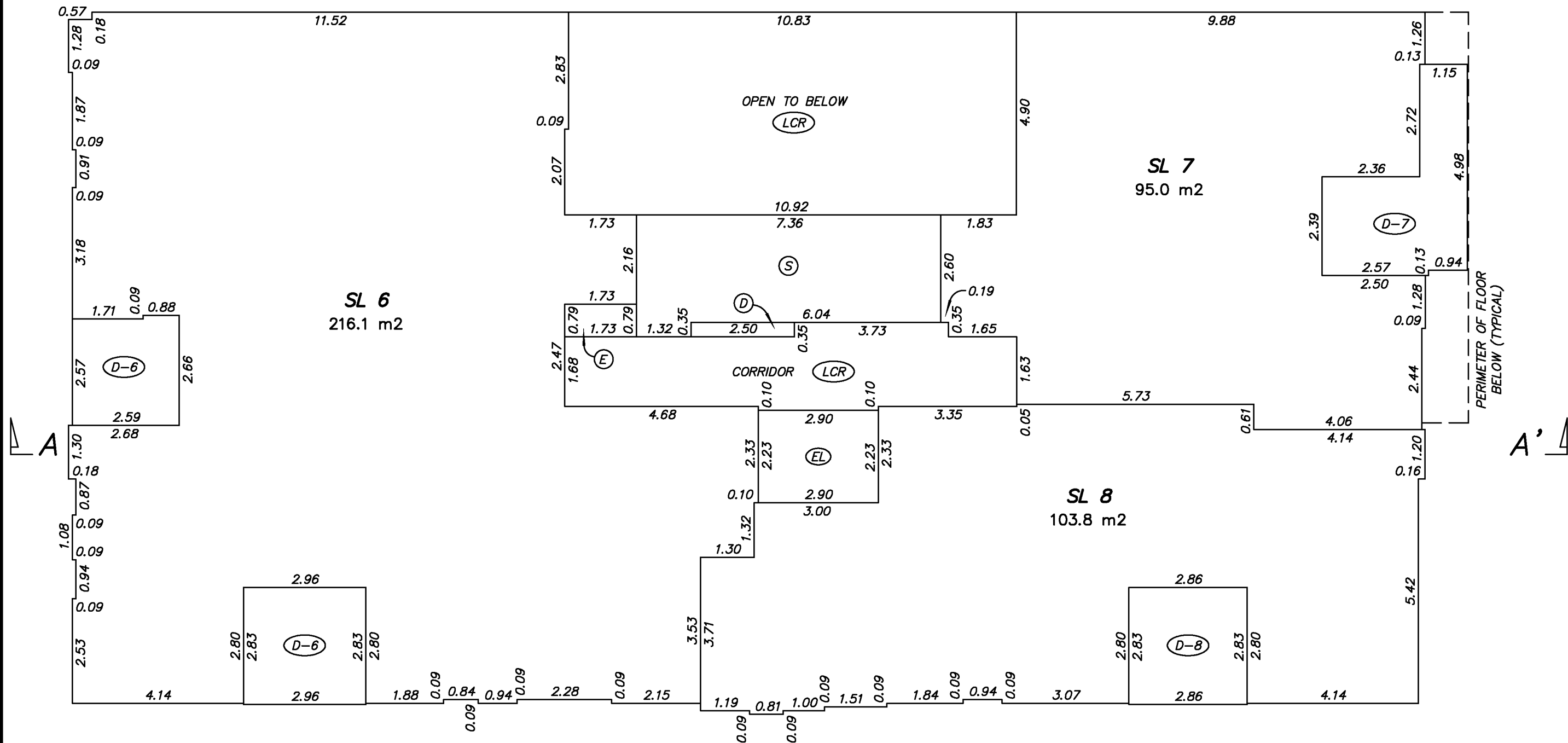
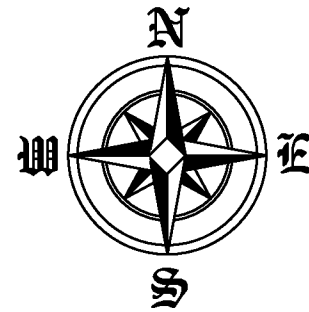
THIRD FLOOR

STRATA PLAN EPS3267



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**BUTLER
SUNDVICK**

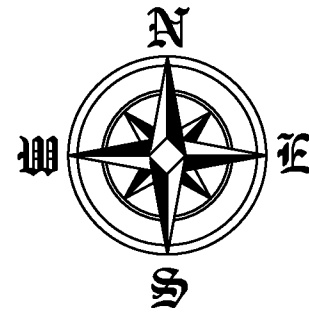
JESSE MORIN, BCLS
Date: NOVEMBER 19, 2015
File: 4496\Strata\Final
Dwg: 4496-FS

FOURTH FLOOR

0 5 10

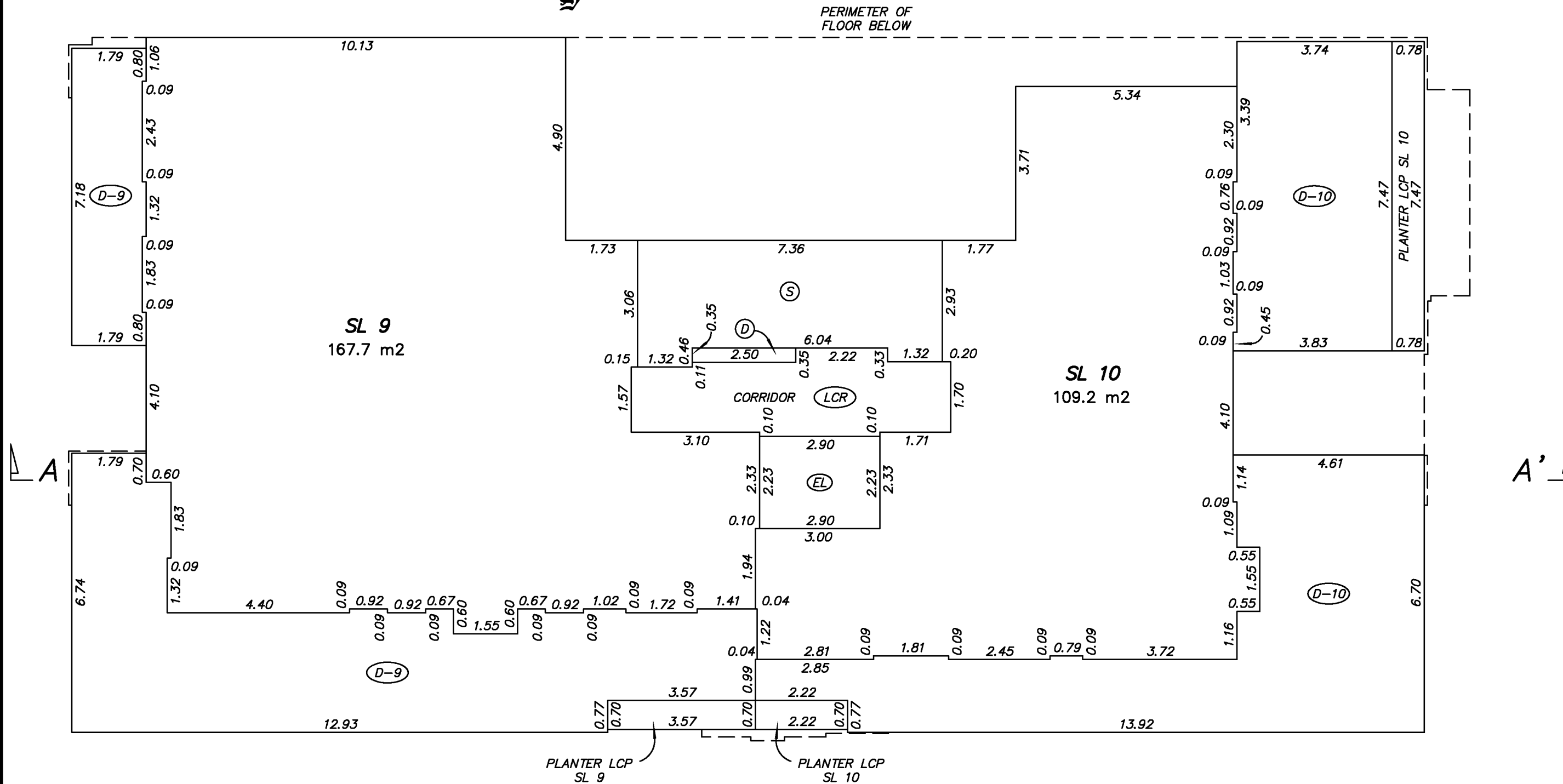
SCALE 1 : 100 *DISTANCES ARE IN METRES*

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PERIMETER OF
FLOOR BELOW

STRATA PLAN EPS3267



**BUTLER
SUNDVICK**

JESSE MORIN, BCLS
Date: NOVEMBER 19, 2015
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Dwg: 4496-FS

SECTION A-A'

STRATA PLAN EPS3267

0 5 10
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